



# PRATT RV & BOAT STORAGE

FOR SALE 10001 W. HIGHWAY 54, PRATT, KS 67124

**SALE PRICE** \$550,000

**LOT SIZE** 4.5± AC.

## 3 BUILDINGS

3 Level Office/Warehouse 5,760 SF  
RV/Storage Building 6,000 SF  
STAR Pull-Through Building 2,016 SF

**ZONING** Agricultural

**2025 TAXES** \$3,874.84

## PROPERTY HIGHLIGHTS

- Versatile 4.5± acre commercial/industrial property with Hwy. 54 frontage.
- Fully fenced site with a durable gravel base, well suited for equipment, vehicle, fleet, or outdoor storage.
- Three-level office-warehouse provides substantial administrative and operational space.
- New RV storage building measuring 50' x 120'.
- Expansive secured yard offers room for circulation, staging, parking, and outdoor operations
- Excellent opportunity for a contractor, transportation operator, equipment dealer, storage business, or service-oriented user.
- Flexible property layout allows an owner to occupy one or more buildings while potentially leasing the remaining space.
- Rare combination of office space, enclosed storage, functional shop space, and secured acreage in one location.



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ADDITIONAL PHOTOS



OFFICE WAREHOUSE FRONT ELEVATION



RV STORAGE



OFFICE WAREHOUSE REAR ELEVATION



STAR PULL THROUGH BUILDING

**ADDITIONAL PHOTOS**



**OFFICE WAREHOUSE INTERIOR**



**OFFICE WAREHOUSE INTERIOR**



**OFFICE WAREHOUSE SOUTH GARAGE**



**OFFICE WAREHOUSE NORTH GARAGE**

**AERIAL VIEW**



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification.  
Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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